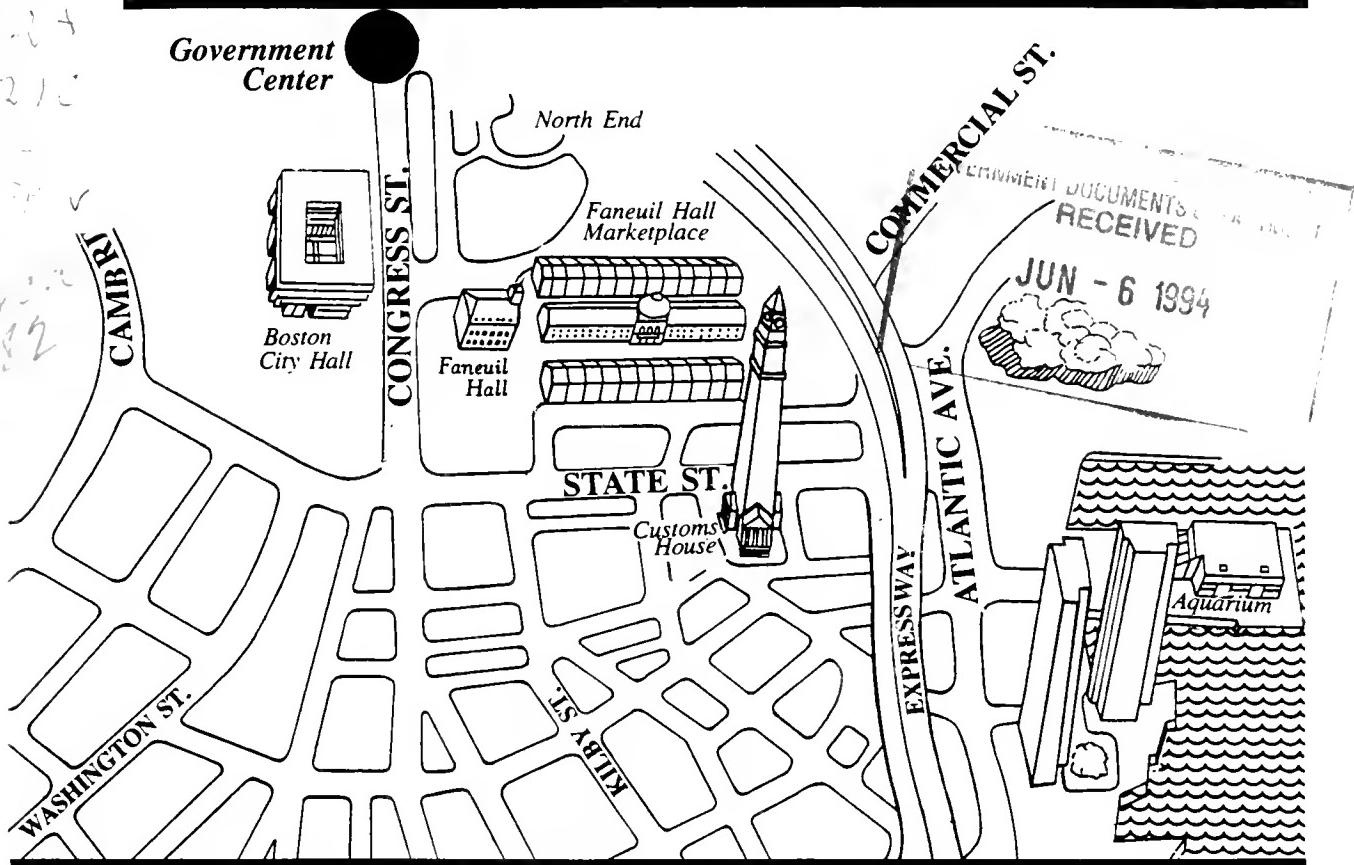


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Boston Redevelopment Authority

DEVELOPMENT AND DESIGN GUIDELINES

GOVERNMENT CENTER GARAGE PARCEL

Govt.Center
B 65 R
1982

Boston Redevelopment Authority

Please note the following addition to the
Development and Design Guidelines for
City of Boston garage parcels:

Six (6) copies of the developer submission
must be provided to the Boston Redevelopment Authority.

PROCEDURES AND CRITERIA

Procedures

The Real Property Board and the Public Facilities Commission have delegated to the Boston Redevelopment Authority the responsibility for soliciting developer interest and reviewing proposals for the sale and additional development on the Government Center Garage Parcel.

All proposals for the redevelopment of the Government Center Garage Parcel must be submitted to Robert J. Ryan, Director, Boston Redevelopment Authority, Room 925, City Hall, One City Hall Square, Boston MA 02201 no later than 5:00 P.M. on January 10, 1983. Developer submissions must include the items listed on the following pages. Submissions should conform to the enclosed Design and Development Guidelines. All development teams submitting proposals will be invited to make a formal presentation to the Authority.

At any time, the Authority may request additional information from any developer. The Authority reserves the right to reject any and all proposals. The City intends to sell this parcel.

The BRA and the City will not incur any expenses in the development of the parcel. The parcel will be disposed of in an "as is" condition. The designee will pay for the cost of any utility relocation not paid by a utility company.

Development proposals will be subject to all City of Boston zoning and building regulations and procedures as well as applicable State and City environmental reviews. The Boston Redevelopment Authority will have urban design control. The development will be assessed and taxed by the City of Boston under M.G.L. Chapter 59 real estate assessment procedures.

Criteria

The overriding standard used by the Authority in reviewing proposals will be the maximum benefit to the City. Additional criteria will include:

- o the benefits offered to the City by the proposed development including jobs, taxes, and public amenities;
- o the demonstrated experience, capability and financial strength of the development team;
- o compliance of the proposed development with the enclosed design and development guidelines;
- o financial feasibility of the proposed development.

DEVELOPER SUBMISSION

The developer submission for the acquisition and additional development of the Government Center Garage must include the following:

- a) A Letter of Interest introducing the development team members including the developer, architect, and consultants.
- b) Redeveloper's Statement for Public Disclosure and Redeveloper's Statement of Qualifications and Financial Responsibility (Form HUD-6004 enclosed).
- c) A Description of Relevant Past Experience of the development team members.
- d) A Development Concept Description for the parcel. The Development Concept Description should include diagrams and drawings to convey the massing and distribution of uses.
- e) A Summary of the Proposal including proposed uses, proposed ownership structure and the anticipated development schedule. Development and operating pro formas are required (Pro Forma Requirements enclosed).
- f) Letters of Interest from a financial institution for construction and permanent financing.

A certified check of \$5,000 payable to the Boston Redevelopment Authority must be included with the submission. The Authority is under no obligation to earn interest. \$2,500 of the fee will be retained by the Authority for the processing of the submission. However, the remaining \$2,500 deposit will be returned promptly to unsuccessful applicants.

PARCEL DESCRIPTION AND DESIGN AND DEVELOPMENT GUIDELINES

Parcel Description

I. Location

The Government Center Garage Parcel is within the Government Center Urban Renewal area and is bounded by New Sudbury Street, North Washington Street, Merrimac Street, New Chardon Street and Bowker Street.

II. Parcel Area

The total parcel area of the Government Center Garage Parcel is 176,862+ square feet. The Garage is nine levels and includes 1865 public parking spaces.

Design and Development Guidelines

- A. The primary use as a parking garage shall remain.
- B. Development of commercial uses (for example, "back office" space) will be encouraged on two floors above the existing structure. These two upper floors are:
 - 1. Level 10 between column lines A and V and 1 and 6 with 96,000 gross square feet;
 - 2. Level 11 between column lines A and M and 1 and 6 with 55,000 gross square feet.
- C. Retail development is encouraged on the street level along pedestrian routes.
- D. Service areas for the development and access to these areas should be inconspicuous, safe, and fully enclosed.
- E. The design of the development should be sensitive to energy conservation and consider solar orientation and window treatment.
- F. Changes to the Government Center Urban Renewal Plan for F.A.R., allowed uses, and height will require approval from the Boston Redevelopment Authority Board.
- G. Street improvements should reinforce the Government Center District. Street improvements should include brick sidewalks and plazas, signage, pedestrian-scale lighting, seating and trees where possible.

H. The parcel is located in the East Side Interceptor drainage area. For all buildings located in the East Side Interceptor drainage area generating greater than 10,000 gallons/day waste water, the Boston Water and Sewer Commission requires a holding tank as a condition of issuance of a Permit for Sewer Extension and Connection.

Additional information concerning the construction of the Garage, feasibility of additional development on the existing structure, and the current lease and operator may be obtained from: Richard Carter, Department of Real Property, City of Boston, Room 811, Boston City Hall, One City Hall Square, Boston, MA 02201.

PRO FORMA REQUIREMENTS

Development and operating pro formas are required. These pro formas should contain the following information:

- 1) gross and net square footages for each use including parking;
- 2) land square footages for the Public Parcels as well as for any contiguous parcels included in the developer submission;
- 3) acquisition prices for the Garage Parcel and any contiguous parcels included in the developer submission;
- 4) estimates of construction start, certificate of completion and stabilized year;
- 5) detailed estimates for basic and soft construction costs (including parking renovation costs) for each use;
- 6) gross income, operating expenses and real estate taxes for each use including parking;
- 7) return on total costs, debt service terms including lender participation, debt service coverage, return on equity and equity contribution.

A separate detailed operating pro forma should be provided for public parking spaces including estimates of average turnovers and average rates. The public parking pro forma should also include estimates of operating expenses and real estate taxes. Estimates in all pro formas should be in future dollars using an inflation factor of 7% from 1982.

PART I

HUD-6004
(9-91)

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

- a. Name of Redeveloper:
 - b. Address and ZIP Code of Redeveloper:
 - c. IRS Number of Redeveloper:
 2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

(Name of Local Public Agency)

in _____
(Name of Urban Renewal or Redevelopment Project Area)

in the City of _____, State of _____,
is described as follows²

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of _____

- A corporation.
 - A nonprofit or charitable institution or corporation.
 - A partnership known as
 - A business association or a joint venture known as
 - A Federal, State, or local government or instrumentality thereof.
 - Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization

5. Names, addresses, title or position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

2 Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owing more than 10% of any class of stock¹
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

<u>POSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST</u>

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

<u>DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST</u>
--

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment \$
- b. Cost per dwelling unit of any residential redevelopment \$
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation.

<u>TYPE AND SIZE OF DWELLING UNIT</u>	<u>ESTIMATED AVERAGE MONTHLY RENTAL</u>	<u>ESTIMATED AVERAGE SALE PRICE</u>
	\$	\$

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We)¹ _____ certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: _____

Dated: _____

Signature

Signature

Title

Title

Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement. ² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

PART II

HUD-6004
(9-69)

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

- a. Name of Redeveloper:
 - b. Address and ZIP Code of Redeveloper:
 2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

(Name of Local Public Agency)

in _____
(Name of Urban Renewal or Redevelopment Project Area)

in the City of _____, State of _____,
is described as follows:

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? YES NO
If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of _____, 19_____, is as reflected in the attached financial statement.
(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANKAMOUNT
\$

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCEAMOUNT
\$

c. By sale of readily salable assets:

DESCRIPTIONMARKET VALUEMORTGAGES OR LIENS

\$

7. Names and addresses of bank references:

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the *Redeveloper's Statement for Public Disclosure* and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? YES NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? YES NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisor capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:
10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:
11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:
- a. Name and address of such contractor or builder:
- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? YES NO
If Yes, explain:
- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____.
- General description of such work:
- d. Construction contracts or developments now being performed by such contractor or builder:

<u>IDENTIFICATION OF CONTRACT OR DEVELOPMENT</u>	<u>LOCATION</u>	<u>AMOUNT</u> \$	<u>DATE TO BE COMPLETED</u>
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e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCYAMOUNT
\$DATE OPENED

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? YES NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? YES NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We)¹ _____ certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: _____

Dated: _____

Signature

Signature

Title

Title

Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department



BOSTON REDEVELOPMENT AUTHORITY	
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GOVERNMENT CENTER	
GARAGE PARCEL	
Scale 1:40'	Date Nov 19, 1982
Dr. By P.E.N.	Appr. By A.H.

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